



# Town of Kensington Development Review Board



NORTH ELEVATIONS



4000 KNOWLES AVE



4000 Knowles Avenue  
February 12, 2020

#### TC-22 Kaiser Family and Carlin properties

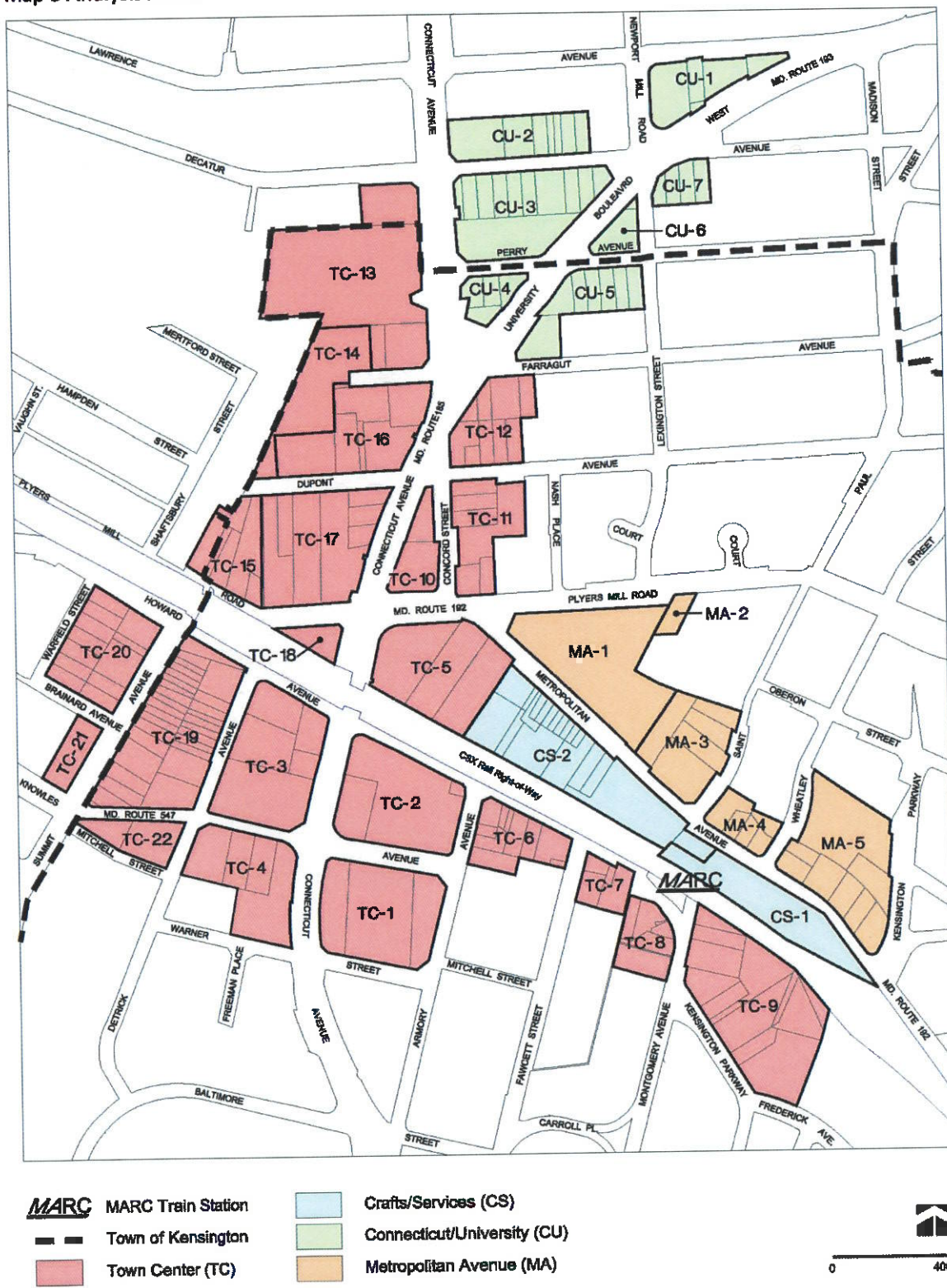
This area consists of two adjacent properties on 0.8 acres bounded by Knowles Avenue, Detrick Avenue, Mitchell Street, and Summit Avenue. The Carlin property, nearer the intersection of Summit and Knowles Avenues, has been used as both an office and a residence; the Kaiser Family property, at the corner of Knowles and Detrick Avenues, is a residence. The Plan retains the R-60 Zone for the Kaiser property, which could be eligible for historic designation. If the property is not designated for historic preservation, it is appropriate for the same CRN Zone.

This Plan recommends CRN 1.0: C 1.0, R 0.5, H 45 for the Carlin property, which reflects the existing Commercial, transitional (C-T) zoning.



Kaiser Family and Carlin properties

Map 8 Analysis Areas



**Red Comments are from Applicant**  
**Green Comments were added by DRB Chair**  
DRB Packet for 12 FEB 2020; received 10 FEB 2020

# Town of Kensington

## Development Review Board Committee

---

### *Development Review Board Project Questionnaire Checklist*

The purpose of this document is to create a standardized project review questionnaire for projects proposed by an applicant within the Town of Kensington for review by the Development Review Board (DRB). Please return this project questionnaire to either the DRB Chair or Town Manager no less than three (3) business days prior to your scheduled meeting with the DRB.

Date of Submission: **2-10-2020**

Name of Submitter: **Tom Brault**

#### 1. Applicant

- a. Applicant Name:  
**4000 Knowles Venture, LLC**
- b. Applicant Points of Contact (Name/phone/email):  
**Thomas A. Brault**  
**703-868-2832**  
**tbrault@woodsideventures.net**
- c. Applicant Business Address:  
**10509 Summit Ave. Kensington, MD 20895**
- d. Applicant Attorney:  
**Scott Wallace, Linowes**
- e. Applicant Architect:  
**DVA – Bob Vujcic and Gary Yuan 301-590-8900**
- f. Applicant Engineers:  
**Bohler Engineering – Bob Kyte – 301-809-4500**

#### 2. Property Location

- a. Street Address:  
**4000 Knowles Ave.**
- b. Sector Plan District/Property Name:  
**Kensington Sector Plan / None.**  
**[DRB: Pg 32; TC-22 Kaiser Family and Carlin properties]**
- c. Current Zoning under Sector Plan:  
**CRN – 1.0**  
**[DRB: CRN 1.0: C 1.0, R 0.5, H 45]**



**Red Comments are from Applicant**  
**Green Comments were added by DRB Chair**  
DRB Packet for 12 FEB 2020; received 10 FEB 2020

3. Has this project been filed with Montgomery County Planning?
- a. Application Number for DAIC system  
**None at this time**  
[DRB: 42020111E; and 120200160, not yet accepted by Planning]
  - b. What plans have been filed
    - i. Site Plan  
**Not required in this zone and scale project.**  
**However, a Preliminary Plan has been filed and accepted by the County.**
    - ii. Elevations  
**None at this time**
    - iii. Letter of Authorization  
**A redacted version of the contract was filed.**
    - iv. Existing Conditions Plan  
**Yes.** [DRB: Provided for 12 FEB 2020 Meeting]
    - v. Zoning Map(s)  
**No**
    - vi. Forest Conservation Plan/Exemption Letter  
**Yes,** [DRB: Provided for 12 FEB 2020 Meeting]
    - vii. Justification Statement(s)  
**Yes.**
    - viii. BioPlanter Land Design Plan  
**Yes, referred to as the SWM Concept Plan, not separate from the SWM Concept question below, it's the same plan.**
    - ix. Local Area Map(s)  
**Not to my knowledge**
    - x. Montgomery County Tax Map  
**Not to my knowledge**
    - xi. Conditional Use Application  
**Not to my knowledge**
    - xii. Stormwater Management Plan  
**Yes, but just the concept.**
    - xiii. Lighting Plan  
**No, not required.**
    - xiv. Traffic Engineering Study  
**No, just a traffic statement**
    - xv. Floorplans  
**No.**
    - xvi. Recorded Plat(s)  
**No.**
    - xvii. List of adjoining/confronting property owners  
**Yes.**
    - xviii. Department of Assessments and Taxation Sheet (DAT)

**Red Comments are from Applicant**

**Green Comments were added by DRB Chair**

DRB Packet for 12 FEB 2020; received 10 FEB 2020

**No, not to my knowledge.**

xix. Any other documents, please specify

- c. Do you have a hearing scheduled, if so, date and with what entity (i.e. Planning Board, Hearing Examiner, etc.)

**Not at this time**

4. Do you currently own the property?

- a. If yes, since when?  
b. If no, are you a contract purchaser?

**4000 Knowles Venture, LLC is the contract purchaser.**

**Both the developer and builder, but will make final evaluation as to build it after permitting and pre-marketing, but the current plan is to build it.**

5. Are you the developer? Builder?

- a. Identify past similar project experience (name/address/website if available):

**Both the developer and builder, but will make final evaluation as to build it after permitting and pre-marketing, but the current plan is to build it.**

**Woodside Builders is the home construction division of Woodside, Both owned and controlled by Tom Brault. Woodside Builders has delivered several new single family detached homes in the area ranging in price from \$1.55 to \$2.25 Million. Website is: [www.woodsidedc.com](http://www.woodsidedc.com)  
Many other projects including Commercial Knowles Station.**

6. Current Site Size:

- a. Gross Site Area  
**Approx. 21,711 SFT**  
b. Net Site Area  
**Approx. 8,494 SFT**

7. Proposed Use:

- a. Are you proposing to develop under the standard/by-right method, or optional method?  
**Townhouses are a by-right use in the CRN zone.**  
**We believe MNCPPC will require Standard Method of development.**  
b. Is this a conditional use?  
**No.**  
c. If housing, are there population restrictions (i.e. age restricted)?  
**Yes, 4 market rate and 2 age restricted. We may convert the 2 age restricted back to market rate after the moratorium ends.**  
d. What are the hours of operation?  
**Not relevant**

**Red Comments are from Applicant**

**Green Comments were added by DRB Chair**

DRB Packet for 12 FEB 2020; received 10 FEB 2020

- e. How many staff members are expected in order to operate as the proposed use?

**Not relevant**

- 8. Are you seeking any exceptions to the Code or Zoning other than what is allowable by-right?

**No.**

- 9. Density Proposed:

- a. Total Building Gross Square Feet:

**Its premature for these answers, but Lessard and other design professionals have stated we will be approximately 10,851, which is approximately the amount in the zone.**

- b. Floor-Area-Ratio (FAR) Proposed:

**0.5**

- c. FAR Allowed by Sector Plan:

**0.5**

- d. Square footage by floor/level:

**N/A**

- 10. Building Height:

- a. Height Proposed:

**45'**

- b. Height Permitted by Sector Plan:

**45'**

- c. Are you including moderately priced dwelling units such that the height of the proposed structure exceeds the recommended height within the Kensington Sector Plan?

**No**

- d. Total Above Ground levels:

**4 on one side and 3 on the other.**

- e. Total Below Ground levels:

**0**

- i. What is the use of any proposed below ground levels:

- 11. If Housing:

- a. Number of Units proposed

- i. Mix of unit size (Studio/1BR/2BR, etc):

**6 townhouses, 3 bedrooms with optional 4<sup>th</sup> bedroom. Given the two age restricted sites and the unique angular shape of the lot, it is possible that the final two units become a two over two townhouse, but that is not the design scheme at this time. We can see something like that if pushed by the jurisdictions or community.**

- ii. Number of Moderately Priced Dwelling Units (MPDUs) proposed

**Red Comments are from Applicant**  
**Green Comments were added by DRB Chair**  
DRB Packet for 12 FEB 2020; received 10 FEB 2020

- iii. Number of MPDUs required by code
- iv. Ratio of MPDU units vs. Market rate units proposed

**12. Parking Spaces Proposed:**

- a. Number of parking spaces proposed?  
**2 per unit.**
- b. Number of parking spaces required per County calculation?  
**1.0**
- c. Will parking be surface level/below ground structure/above ground structure?  
**Surface**
- d. If your building is greater than two stories in height, are you proposing structured parking? If not, why not?

**13. Exterior Materials:**

**No vinyl siding.**  
**Brick,**  
**Hardy board and plank, or equal.**

**14. Trash/Dumpster Location/Screening?**

**n/a**

**15. Loading/Delivery Area:**

**n/a**

**16. Exterior Lighting – adjacent residential requires shielding**

**No.**

**17. Noise – exterior generator? Location?**

**Non planned. Would do roof top if done.**

**18. Signage? Illuminated? Follow Town Signage Code.**

**n/a**

**19. Public space improvement (sidewalk, Street trees, Streetscape, overhead utilities)**

**MNCPPC sent applicant a 1-22-20 proposed layout by Walker Freer, which applicant has incorporated into its submission. Yes, it's a full street scape and sidewalks along Knowles with a Gateway plaza.**

**20. Town or County Variances foreseen or required?**

**Not to our knowledge, however, we do want rear cantilevered decks as an option and think that they are by-right. We are awaiting confirmation.**

**21. Will an easement on to any other property be necessary?**

**Not to our knowledge, but we will be granting several.**



**Red Comments are from Applicant**  
**Green Comments were added by DRB Chair**  
DRB Packet for 12 FEB 2020; received 10 FEB 2020

**22. Green: What level of LEED will you achieve (Certified, Silver, Gold, Platinum)?**  
**n/a as for commercial buildings.**

**23. Community Benefits proposed – its early, but we see:**

- 1. Public plaza fronting on Summit and Knowles.**
  - a. The County has named this “Gateway Plaza”, and we liked that and kept it.**
- 2. Enhance and widen transition / sidewalk from HOC park to north side of Summit for access to community retail.**
- 3. Improved landscaping along Kaiser Place.**
- 4. Improved landscaping along Knowles.**
- 5. Dedication for Summit Ave. widening.**
- 6. Dedication for Knowles Ave. widening.**
- 7. Remove evasive plants.**
- 8. Enhance view and entrance into Town.**
- 9. Increase total number of trees.**
- 10. Provide for the bike lanes off of Knowles.**
- 11. Provide separated movement between back of curb and side walk off of Knowles. Big public safety issue that we help.**
- 12. SWM enhancements.**
- 13. Public Art.**
- 14. Knowles lane markings improved**

**24. Traffic or circulation impacts/concerns**

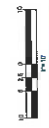
- a. What size vehicles will access this site?**  
**Unknown.**
- b. Do the turning radii accommodate the vehicle sizes?**  
**Yes, as Kaiser Place is wide enough to handle any regular vehicle.**

SHEET TITLE	PRELIMINARY PLAN
SHEET NUMBER	3 OF 4
REVISION 0 -	



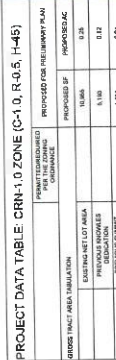
GROSS TRACT AREA TABULATION					
LOT NUMBER	BUILDING LOT AREA	PRELIM DEDICATION	GROSS TRACT AREA	PROPOSED DEDICATION	PROPOSED NET LOT AREA
PARTS OF 101318, 101317	11,480 SF	16,487 SF	21,712 SF	2500 SF	1,596 SF
TOTAL	11,480 SF	16,487 SF	21,712 SF	2500 SF	1,596 SF

GROSS TRACT AREA TABULATION					
LOT NUMBER	BUILDING LOT AREA	PRELIM DEDICATION	GROSS TRACT AREA	PROPOSED DEDICATION	PROPOSED NET LOT AREA
PARTS OF 101318, 101317	11,480 SF	16,487 SF	21,712 SF	2500 SF	1,596 SF
TOTAL	11,480 SF	16,487 SF	21,712 SF	2500 SF	1,596 SF




**VERSION 1**



[illegible]

TEST PIT NOTE:



CONTRACTOR TO FURNISH TEST PIT AT ALL UTILITIES LOCATIONS  
 COMMENCING ON CONTACT. INDICATE IF FURNISHING DISCOUNTS

SITE NOTES:

1. NAME OF TEST PIT NOT KNOWN
2. DATE OF TEST PIT NOT KNOWN
3. PERMITS REQUIRED
4. PERMITS DATES
5. PERMITS FEES
6. PERMITS CONTACTS
7. PERMITS COMMENTS
8. PERMITS ATTACHED
9. PERMITS ATTACHED
10. PERMITS ATTACHED
11. PERMITS ATTACHED
12. PERMITS ATTACHED
13. PERMITS ATTACHED
14. PERMITS ATTACHED
15. PERMITS ATTACHED
16. PERMITS ATTACHED
17. PERMITS ATTACHED
18. PERMITS ATTACHED
19. PERMITS ATTACHED
20. PERMITS ATTACHED
21. PERMITS ATTACHED
22. PERMITS ATTACHED
23. PERMITS ATTACHED
24. PERMITS ATTACHED
25. PERMITS ATTACHED
26. PERMITS ATTACHED
27. PERMITS ATTACHED
28. PERMITS ATTACHED
29. PERMITS ATTACHED
30. PERMITS ATTACHED
31. PERMITS ATTACHED
32. PERMITS ATTACHED
33. PERMITS ATTACHED
34. PERMITS ATTACHED
35. PERMITS ATTACHED
36. PERMITS ATTACHED
37. PERMITS ATTACHED
38. PERMITS ATTACHED
39. PERMITS ATTACHED
40. PERMITS ATTACHED
41. PERMITS ATTACHED
42. PERMITS ATTACHED
43. PERMITS ATTACHED
44. PERMITS ATTACHED
45. PERMITS ATTACHED
46. PERMITS ATTACHED
47. PERMITS ATTACHED
48. PERMITS ATTACHED
49. PERMITS ATTACHED
50. PERMITS ATTACHED
51. PERMITS ATTACHED
52. PERMITS ATTACHED
53. PERMITS ATTACHED
54. PERMITS ATTACHED
55. PERMITS ATTACHED
56. PERMITS ATTACHED
57. PERMITS ATTACHED
58. PERMITS ATTACHED
59. PERMITS ATTACHED
60. PERMITS ATTACHED
61. PERMITS ATTACHED
62. PERMITS ATTACHED
63. PERMITS ATTACHED
64. PERMITS ATTACHED
65. PERMITS ATTACHED
66. PERMITS ATTACHED
67. PERMITS ATTACHED
68. PERMITS ATTACHED
69. PERMITS ATTACHED
70. PERMITS ATTACHED
71. PERMITS ATTACHED
72. PERMITS ATTACHED
73. PERMITS ATTACHED
74. PERMITS ATTACHED
75. PERMITS ATTACHED
76. PERMITS ATTACHED
77. PERMITS ATTACHED
78. PERMITS ATTACHED
79. PERMITS ATTACHED
80. PERMITS ATTACHED
81. PERMITS ATTACHED
82. PERMITS ATTACHED
83. PERMITS ATTACHED
84. PERMITS ATTACHED
85. PERMITS ATTACHED
86. PERMITS ATTACHED
87. PERMITS ATTACHED
88. PERMITS ATTACHED
89. PERMITS ATTACHED
90. PERMITS ATTACHED
91. PERMITS ATTACHED
92. PERMITS ATTACHED
93. PERMITS ATTACHED
94. PERMITS ATTACHED
95. PERMITS ATTACHED
96. PERMITS ATTACHED
97. PERMITS ATTACHED
98. PERMITS ATTACHED
99. PERMITS ATTACHED
100. PERMITS ATTACHED





NORTH ELEVATIONS

4000 KNOWLES AVE





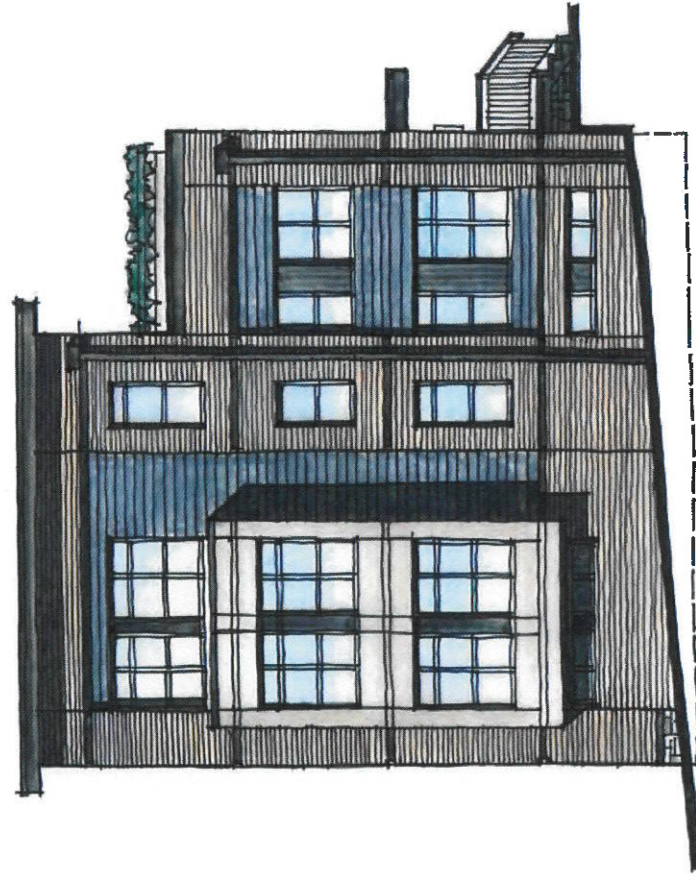


SOUTH ELEVATIONS



4000 KNOWLES AVE





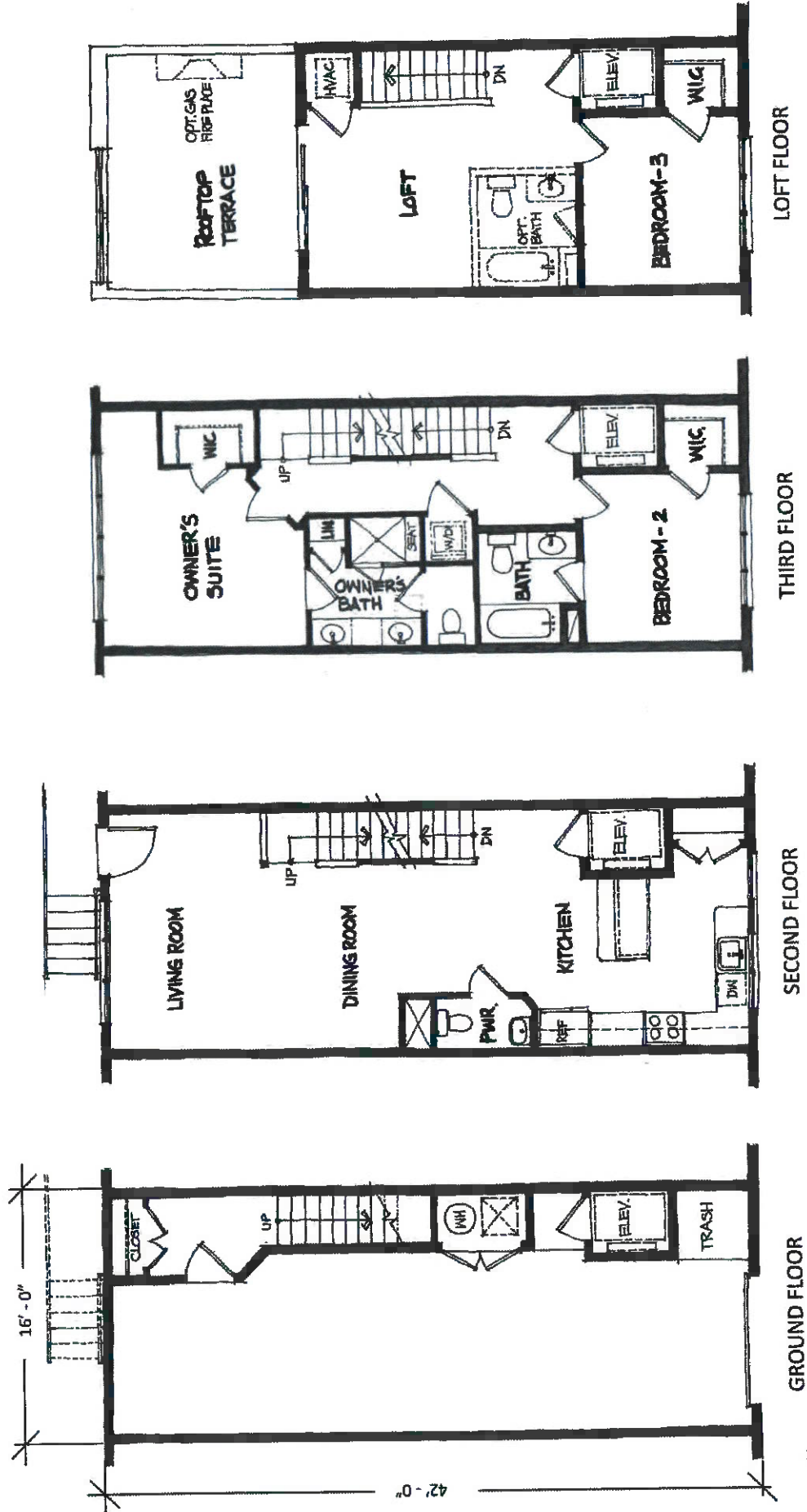
EAST ELEVATIONS



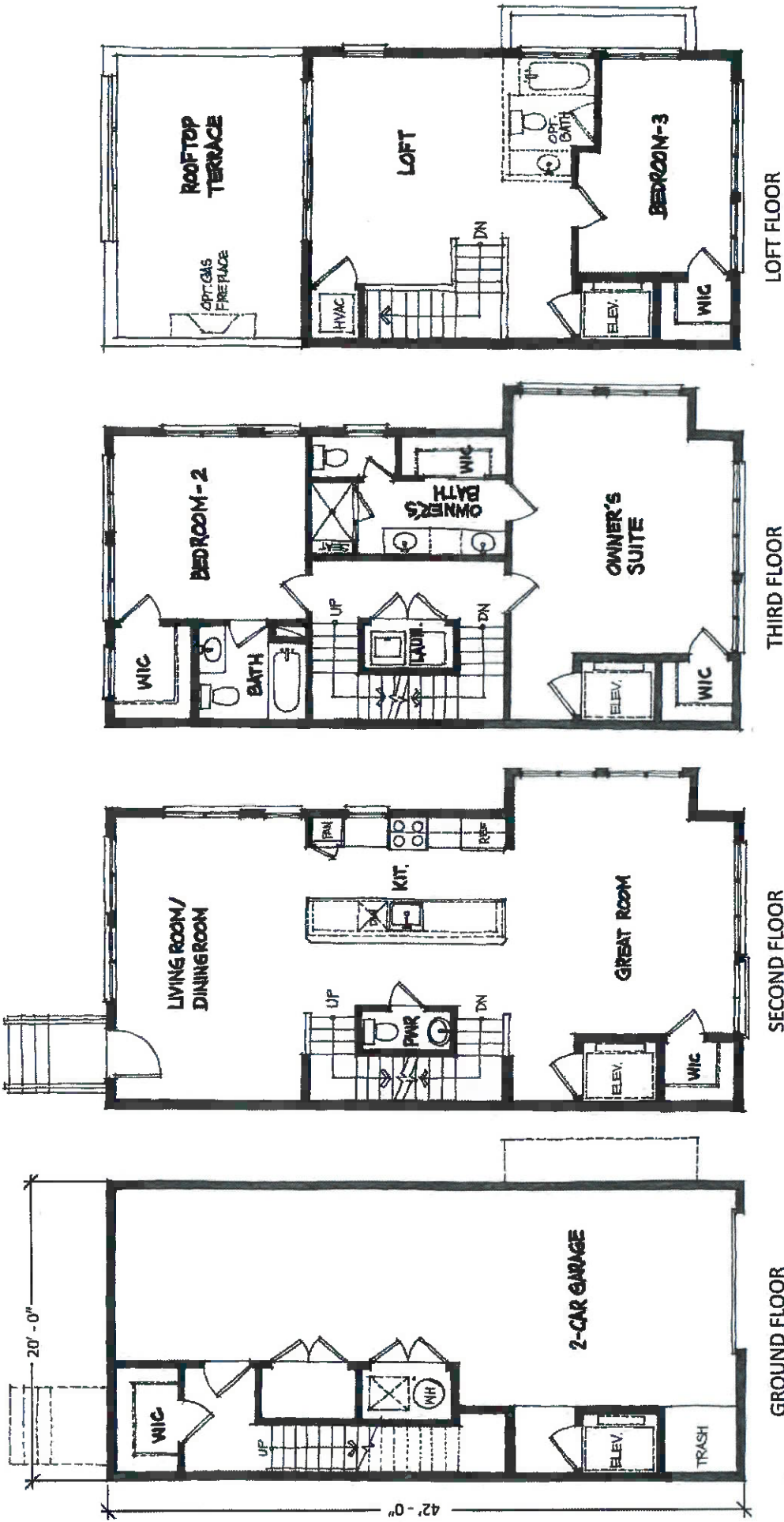
WEST ELEVATIONS



4000 KNOWLES AVE



# 4000 KNOWLES AVE 16' WIDE TOWNHOMES



# 4000 KNOWLES AVE

## 20' WIDE TOWNHOMES



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

January 30, 2020

Joshua Own Maisel  
Benning & Associates, Inc.  
8933 Shady Grove Court  
Gaithersburg, MD 20877

Re: Forest Conservation Exemption 42020111E; 4000 Knowles Avenue

Dear Mr. Maisel:

This letter is to inform you that your request for an exemption from submitting a forest conservation plan, 42020111E, 4000 Knowles Avenue, Kensington, MD, is confirmed. This plan submitted on January 6, 2020 is in compliance with Chapter 22A-5(s)(2) of the Forest Conservation Law. This exemption covers an activity conducted on a tract less than 1 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, and reforestation requirements would not exceed 10,000 square feet. Forest in any priority area on-site must be preserved. However, since this activity necessitates the removal of a specimen tree, a tree save plan is required to be submitted at the time of administrative subdivision plan review.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins to verify the limits of disturbance and tree protection required. The property owner should contact inspector David Wigglesworth at [David.Wigglesworth@montgomeryplanning.org](mailto:David.Wigglesworth@montgomeryplanning.org) or at 301-495- 4581 before construction schedule this pre-construction meeting. The property owner, construction superintendent, the forest conservation inspector, and the Montgomery County Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

You may contact me at [Kristin.Taddei@montgomeryplanning.org](mailto:Kristin.Taddei@montgomeryplanning.org) or at (301) 495-4597.

Sincerely,

Kristin Taddei  
Forest Conservation Planner  
Development Applications & Regulatory Coordination



DATE	REVISION
01/28/2020	1



scale: 1" = 30'  
date: 01/08/2020

Benning & Associates, Inc.  
3833 Shady Grove Court  
Columbia, MD 21047  
(410) 398-4240



# NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION PLAN of Hucks & Cops Subdivision Pt. 23, Pt. 25 & Pt. 27 4000 Knowles Avenue Montgomery County, Maryland

PROJECT NO.	4000KN
DATE	01/28/2020
BY	MD011
CHECKED BY	MD011

TIME NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (DBH)	TREE CONDITION	COMMENTS
01-1	Asplenium platyneuron	Rocky Mountain Fern	7.2"	Healthy	One specimen at Pt. 25, near the edge of the property. One specimen at Pt. 27, near the edge of the property.
01-2	Asplenium platyneuron	Rocky Mountain Fern	7.2"	Healthy	One specimen at Pt. 25, near the edge of the property. One specimen at Pt. 27, near the edge of the property.
01-3	Asplenium platyneuron	Rocky Mountain Fern	7.2"	Healthy	One specimen at Pt. 25, near the edge of the property. One specimen at Pt. 27, near the edge of the property.
01-4	Asplenium platyneuron	Rocky Mountain Fern	7.2"	Healthy	One specimen at Pt. 25, near the edge of the property. One specimen at Pt. 27, near the edge of the property.
01-5	Asplenium platyneuron	Rocky Mountain Fern	7.2"	Healthy	One specimen at Pt. 25, near the edge of the property. One specimen at Pt. 27, near the edge of the property.

Significant Tree

## NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION NOTE:

1. The purpose of this Natural Resources Inventory (NRI) is to identify and document the natural resources located on the property.
2. The NRI was conducted on 01/28/2020.
3. The NRI was conducted by Benning & Associates, Inc.
4. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
5. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
6. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
7. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
8. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
9. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
10. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
11. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
12. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
13. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
14. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
15. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
16. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
17. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
18. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
19. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
20. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
21. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
22. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
23. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
24. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
25. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
26. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
27. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
28. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
29. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
30. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
31. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
32. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
33. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
34. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
35. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
36. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
37. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
38. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
39. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
40. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
41. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
42. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
43. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
44. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
45. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
46. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
47. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
48. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
49. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.
50. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.

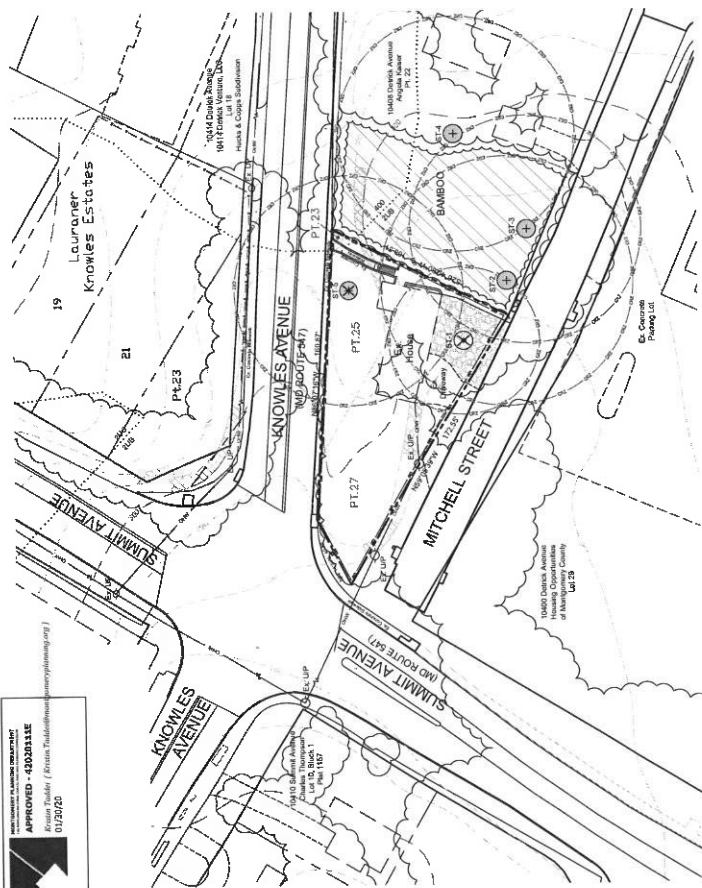


Professional Certification:  
I hereby certify that the data presented herein were obtained by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Maryland.  
Signature: [Signature]  
Date: 01/28/2020  
Exp. Date: 01/28/2023

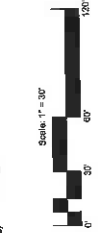
## EXEMPTION NARRATIVE

The property is exempt from the Forest Conservation Act (FCA) because it is a residential property. The FCA applies to properties that are used for commercial or industrial purposes. This property is used for residential purposes and is therefore exempt from the FCA.

SEE 294.4. EXEMPTIONS. PROVIDES THAT AN ACTIVITY IS EXEMPT FROM THE FCA IF IT IS A RESIDENTIAL ACTIVITY. THIS PROPERTY IS A RESIDENTIAL PROPERTY AND IS THEREFORE EXEMPT FROM THE FCA.



- LEGEND:
- CANOPY COVERAGE
  - BAMBOO COVERAGE
  - CRITICAL ROOT ZONE
  - EXISTING BUILDINGS
  - ROCK CONTOUR OF INTERVAL
  - INTERMEDIATE CONTOUR
  - OVERHEAD WIRES
  - PROPERTY LINE (SUBJECT)
  - SIGNIFICANT TREE
  - SIGNIFICANT TREE TO BE REMOVED
  - SLOPE 25%
  - UTILITY POLE
  - EXISTING FENCE
  - CONCRETE SURFACE



AREA IN FOREST	AREA IN STREAM	AREA IN 100-YEAR FLOODPLAIN	AREA IN 500-YEAR FLOODPLAIN	AREA IN 100-YEAR FLOODPLAIN	AREA IN 500-YEAR FLOODPLAIN
0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC

SWATCH	NAME	R-Factor	HYDRO	SLOPES	COMMENTS	AREA	PERCENTAGE
0.00	Central Urban	0.25	0.25	0.25	0.25	0.00 AC	0.00%
0.00	Urban	0.25	0.25	0.25	0.25	0.00 AC	0.00%

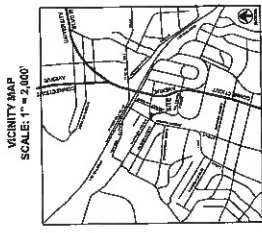
APPROVED: 4/20/2020  
Benning & Associates, Inc.  
01/28/2020

## NATURAL RESOURCES INVENTORY NARRATIVE

The purpose of this Natural Resources Inventory (NRI) is to identify and document the natural resources located on the property. The NRI was conducted on 01/28/2020. The NRI was conducted by Benning & Associates, Inc. The NRI was conducted in accordance with the Maryland Department of the Environment's (MDE) Natural Resources Inventory (NRI) Manual.

This document is the property of Benning & Associates, Inc. and is not to be reproduced without written permission.

Prepared for:  
4000 Knowles Venture, LLC  
c/o Tom Bault  
1600 Summit Avenue  
Montgomery County, Maryland  
(703) 362-2831





## Subject: FW: Revised Drawings for 4000 Knowles Ave., Kensington



**Bob Kyte** <rkyte@bohlereng.com>  
to Lauren Whitten

Mon, Feb 10, 2:48 PM (18 hours ago)

You are viewing an attached message. Gmail can't verify the authenticity of attached messages

**From:** Freer, Walker <Walker.Freer@montgomeryplanning.org>  
**Sent:** Wednesday, January 22, 2020 10:59 AM  
**To:** Bob Kyte <rkyte@bohlereng.com>; Tom Brault <tbrault@woodsideventures.net>  
**Cc:** Butler, Patrick <patrick.butler@montgomeryplanning.org>; Sharma, Atul <atul.sharma@montgomeryplanning.org>; Matthew Jones <mjones@bohlereng.com>; Bradford Fox <bfox@bohlereng.com>; Kelli DiPietro <kjdi Pietro@bohlereng.com>; Graham, Tamika <tamika.graham@montgomeryplanning.org>; Lindsey, Amy <amy.lindsey@montgomeryplanning.org>  
**Subject:** RE: Revised Drawings for 4000 Knowles Ave., Kensington

EXTERNAL: Use caution with attachments and links.

Bob and Tom,

This email summarizes our proposed approach for the streetscape at 4000 Knowles Avenue. We redesigned the frontage along Knowles Avenue based on the layout provided earlier this month; interim and final section diagrams are attached. This modified layout accommodates two areas of public open space and a phased approach for constructing the bike lanes, with an interim section to be completed by your team and a final section to be completed through a future CIP project.

Currently, right-of-way does not exist to construct the two-way separated bike lanes on Knowles Avenue, as recommended by the 2018 *Bicycle Master Plan*. The interim section allows the frontage to be converted as part of a future CIP project, with minimal reconstruction required (outside the landscaped buffer). The final section represents the desired layout following the completion of the CIP project. More specifications for the interim and final sections are detailed below and modified layouts are also attached.

Stormwater management and retention facilities should be redesigned in a more linear fashion and should not impede on the two proposed public open spaces. Also consider linear bioswales along the east property line and in the medians between driveways.

Two areas are designated as public open space, the "gateway plaza" at the intersection of Knowles Avenue and Summit Avenue and triangular green fronting the townhomes. The "gateway plaza" should be constructed to allow for future expansion south via Mitchell Street to provide a connection with the existing field and the Kensington Skatepark.

#### Interim Section:

- The interim cross-section along Knowles Avenue includes a 12-foot landscaped buffer and a 6-foot sidewalk.
- The interim phase also includes construction of a triangular green (approximately 20 x 50 feet), with a 5-foot wide internal sidewalk that connects to each dwelling unit and the sidewalk along Knowles Avenue; the triangular greens should not be reduced or altered during construction of the final section.

#### Final Section:

- The final section along Knowles Avenue should include a 6-foot landscaped buffer, 10-foot two-way separated bike lanes, 1-foot transition panel, and a 6-foot sidewalk.
- The final section requires travel lanes on Knowles Avenue to be reduced by a total of 5-feet to realign the curb; this is expected to be completed through a future CIP project and is not the responsibility of the Applicant.
  - The eastbound travel lane on Knowles Avenue should be reduced by 4-feet (to 11-feet) and the southbound turn lane should be reduced by 1-foot (to 10-feet).
- The design of the two-way separated bike lanes aligns with the staged development approach for bike facilities in the Knowles Manor Site Plan, which features an 8-foot two-way separated bike lane (approved in July 2019).

I'm out of the office the rest of the week and Tamika is returning on Monday, January 27. Please email Patrick if you have concerns/questions this week.

Thanks,  
Walker



#### Walker M. Freer

Transportation Planner-Coordinator

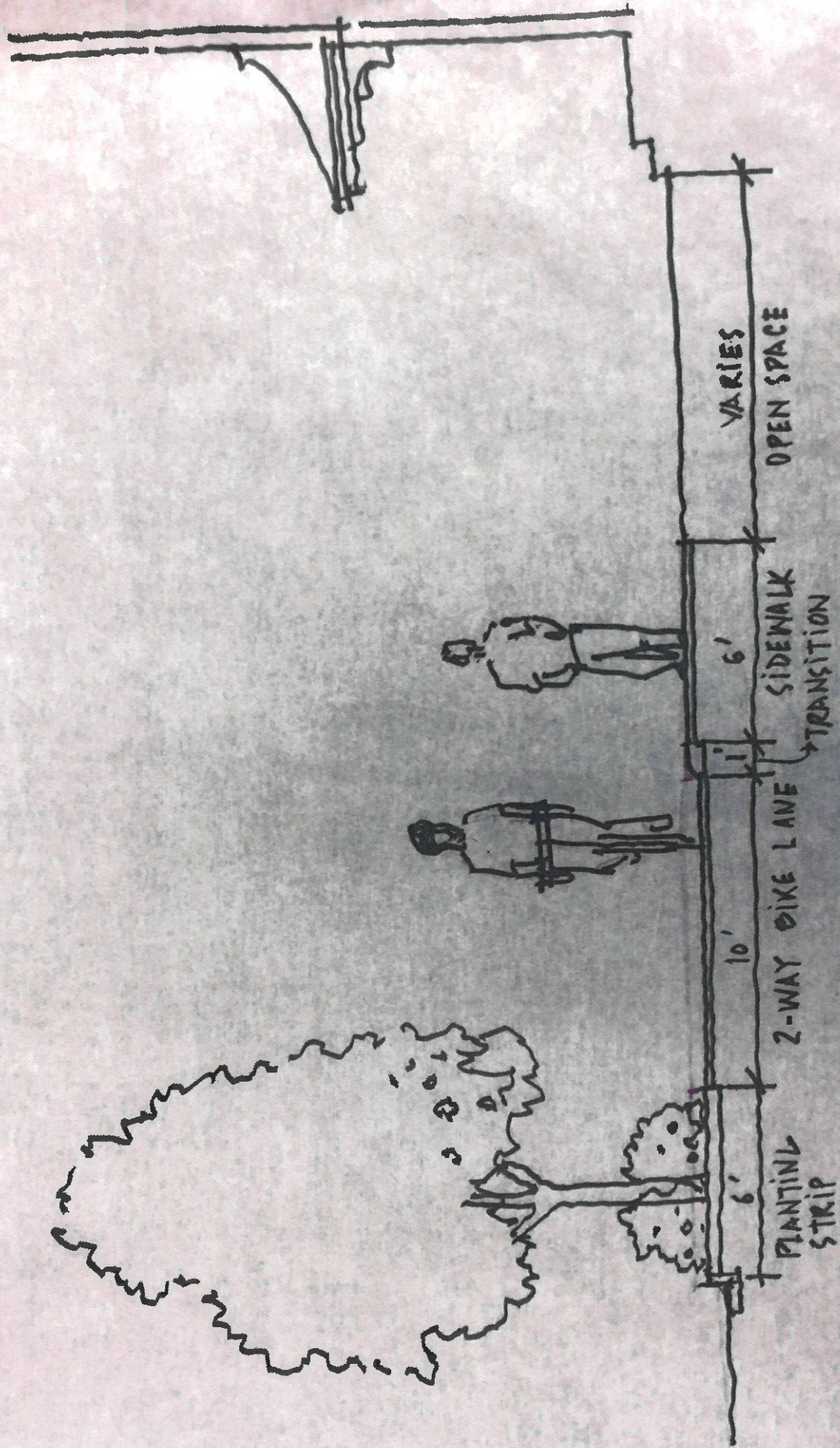
Montgomery County Planning Department  
8787 Georgia Avenue, Silver Spring, MD 20910  
[walker.freer@montgomeryplanning.org](mailto:walker.freer@montgomeryplanning.org)  
o: 301.495.4651



Let's Plan Our Future. Together. THRIVE  
THRIVEMONTGOMERY.COM

**From:** Bob Kyte <rkyte@bohlereng.com>  
**Sent:** Tuesday, January 14, 2020 5:00 PM  
**To:** Butler, Patrick <patrick.butler@montgomeryplanning.org>  
**Cc:** Sharma, Atul <atul.sharma@montgomeryplanning.org>; Freer, Walker <Walker.Freer@montgomeryplanning.org>; Matthew Jones <mjones@bohlereng.com>; Bradford Fox

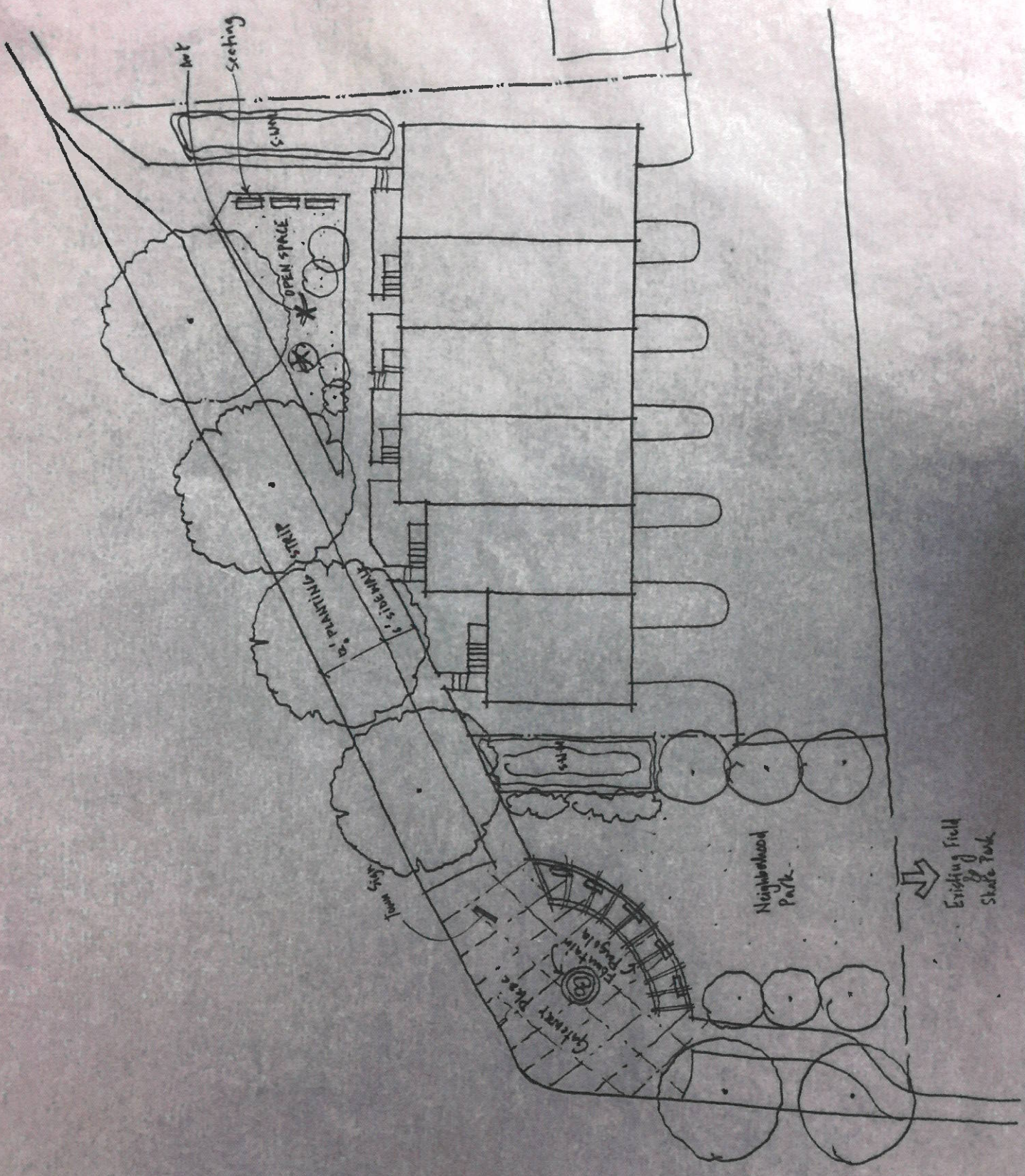




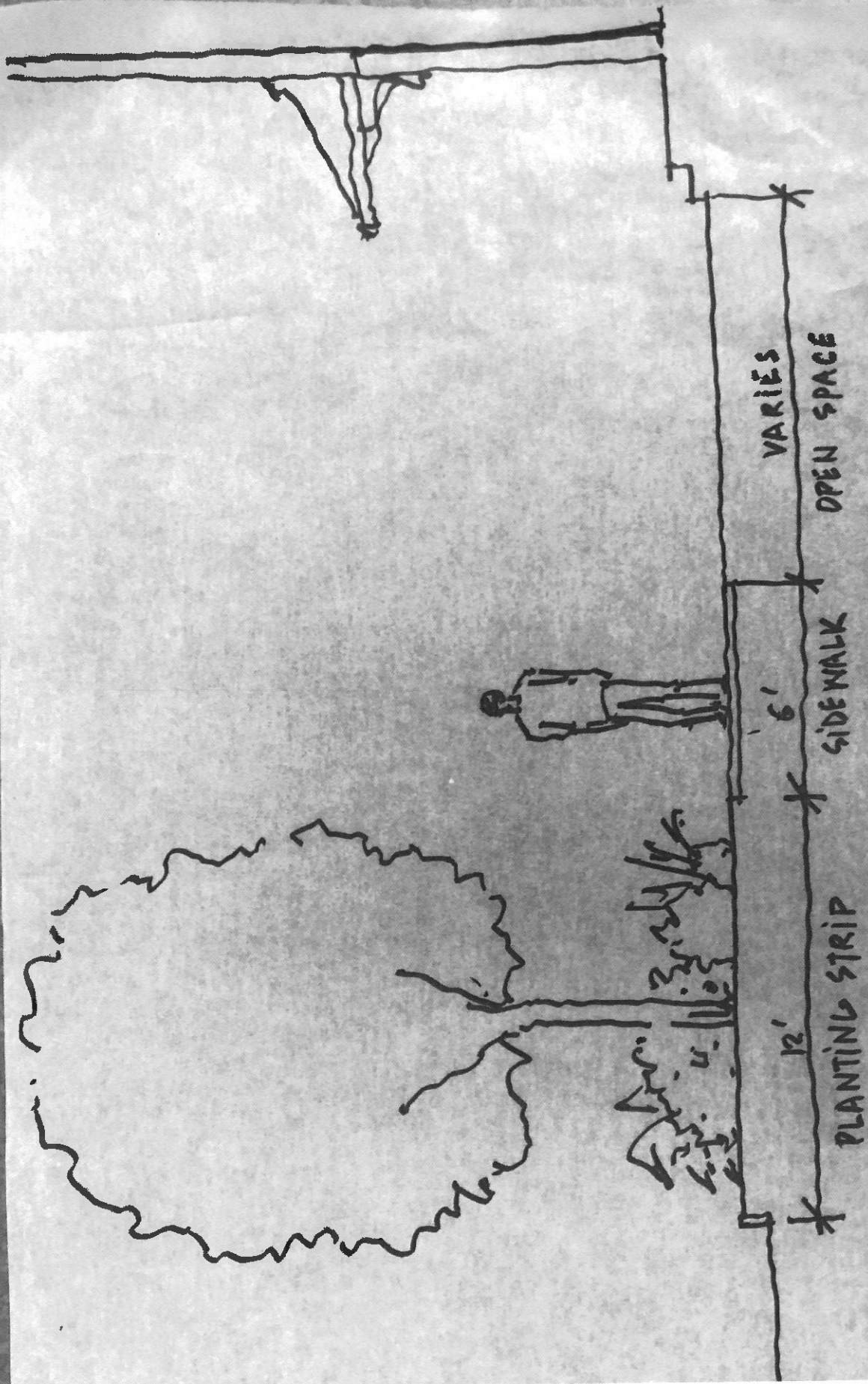
FINAL SECTION



WOOD KNOWLES  
INTERIM  
CONDITION  
PLAN







INTERIM SECTION